

Clinton Iowa

Even More

CLINTON IS SO SMALL
A BOYER VILLAGE

September 22, 2005

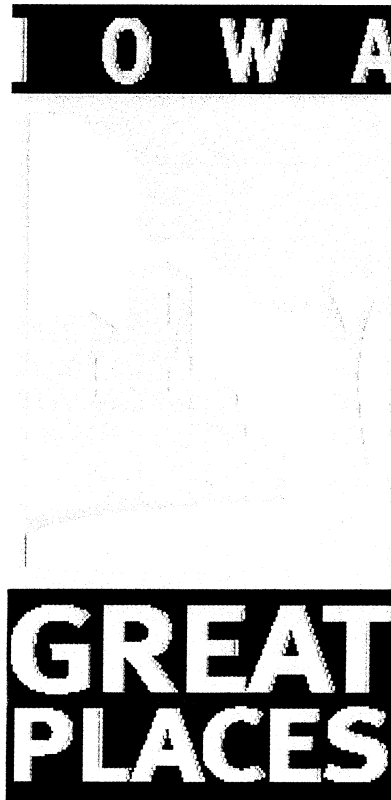


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Clinton Great Place Vision Statement

We believe that Clinton Iowa is not only a region that radiates energy, or a culture rich in history with many hidden assets, but it is a place that will connect to your spirit, a place that will connect with you.

You can feel, see, smell, and taste the authenticity of Clinton Iowa. We would like the State of Iowa to help us re-image our “special place.”

Our Vision for Clinton is to expand and improve the public spaces of the twelve mile Clinton riverfront by “connecting the dots” of existing public spaces to produce a Grand Promenade extending along the entire riverfront from the South Bridge Area to Eagle Point Park.

South Bridge Area

Leverages the existing investments in this area including the Iowa Finance Authority historical rehabilitation of the Armstrong building.

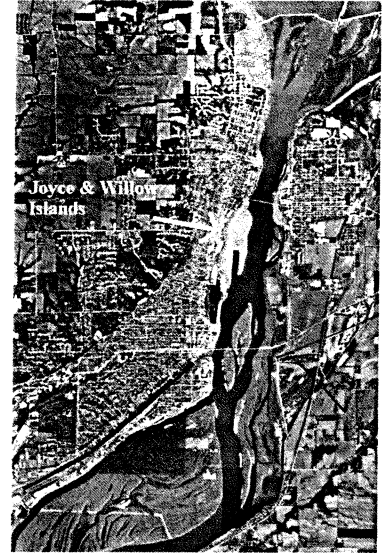
- Extension of the Riverview Trail that currently terminates in this area. Leverages the \$2,100,000 federal grant received on August 10, 2005 to extend the recreational trail.
- Construct a multi-station exercise area adjacent to the river and the trail. Area will target physically inactive residents – Iowa Department of Public Health data confirms that Clinton has above-average percentage of obese residents.
- Work with property owners of the scrap yard located between the river and the Armstrong Building income based historic rehabilitation housing development to find more suitable location for their business operations.
- Develop a Heritage Sculpture Garden with public art that reflects the river and sawmill heritage of the Clinton place.
- Establish community art grant program for public art & murals. Grants to be administered by River Cities America Arts Council.
- Construct a decorative archway over the South Bridge to signify the Clinton place and the Even More Things To Do With a River View initiative. Creates a visually pleasing front door to the City and to Iowa.



Joyce & Willow Islands

Leisure by the river with easy access to downtown and extends value of other work underway in Riverview Park.

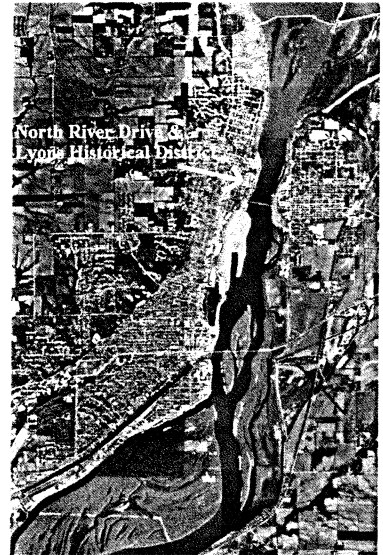
- A focal point of activity and home for the Clinton Sawmill Heritage Experience. This component incorporates log rides, interactive exhibits, a working sawmill and trolley tours that will create a one-of-a-kind attraction rides and entertainment that will generate repeat visitors.
- Installation of a reverse gate to allow the Mississippi River to flow onto Clinton Sawmill Heritage Experience grounds.
- Add a public beach in the Willow Islands Harbor area that will include a bathhouse and concession structures. Create a safe, out-of-the-current location for swimming in the river.
- The Clinton Boardwalk will include restaurants, carnival rides, and will offer the feel of an elegant seaside get-a-way.
- Align Clinton's vision with outcome of Army Corps of Engineer study currently underway in the Joyce Slough area.
- Extends the value of \$5,300,000 enhancement to the marina facilities planned for construction in 2006 in Joyce Slough.
- Create a link between Riverview Drive and North River Drive along Joyce Island.
- Provide additional parking south of North Bridge.



North River Drive & Lyons Historical District

This site on the edge of the river extends along the riverfront from the North Bridge to the land adjacent to the Lyons Historical District.

- Extend North River Drive to Main Avenue creating one route with outstanding river views connecting to the North end of Clinton. The road will “follow the river”, increasing visibility and access to the river.
- Install playground equipment and picnic areas overlooking the river.
- Establish a trolley depot for access to Eagle Point Park using historically restored Lyons Depot.
- Construct a decorative archway over the North Bridge to signify the Clinton place and the Even More Things To Do With a River View initiative. Creates a visually pleasing front door to the City and to Iowa.
- Project investment becomes a catalyst for the redevelopment of the Lyons Historical District.
- Potential private sector development of lodging facility and water park (“LumberLand”) at site adjacent to this part of the project area.



Eagle Point Park

Our jewel of the Mississippi Valley overlooks the river's widest point and will help our place realize its full potential as a destination and primary attraction.



- Signature observation tower overlooking widest spot of the entire Mississippi River. Tower will be tallest in Iowa. Currently, the tallest observation tower in Iowa is 194 feet tall) and will be built as a lighthouse. It will be the tallest lighthouse in America. Currently, the tallest lighthouse in America is 194 feet tall. This will match the lighthouses already in place along Clinton riverfront.
- Renovate the WPA limestone 1,000 steps that access the Mississippi River including scenic overlooks.
- Expand the undeveloped park area by adding walking and hiking trails, implement current plan for recreation path extension and use trails for winter activities.
- Add multiple campsites that range from RVs to cabins to primitive sites plus modern resort-like amenities.
- Construct outdoor recreational play structures including large sprinklers/fountain and outdoor ice-skating during winter months. In addition, there will be other outdoor recreational activities such as a Frisbee golf course, paddleboats, kayaks, and other boat rentals.
- Add North park entrance to help improve traffic flow to the campsites
- Re-open the Soaring Eagle Nature Center
- Acquire land south of park to form permanent buffer from residential development
- Potential private sector development of lodging facility and water park ("LumberLand") at separate north entrance of park.

Ongoing Projects in the Clinton Place

“Things to Do With a River View” project
This \$22,400,000 project is ready. Seven components of the City of Clinton’s Vision Iowa project are quickly moving toward reality:

- First Class Marina – On September 14, 2005, a citizens committee approved 65 percent completed documents for \$5,300,000 marina development project. Construction work to be bid in fall with construction to begin in winter.
- Redevelopment of Minor League Baseball Stadium – Construction bids were approved on August 17, 2005 and work will begin soon on \$3,400,000 upgrade of facility. The work will bring the facility to major league baseball standards.
- Refurbishing the Showboat Theatre – Professional Summer Stock theater is being converted to a year-round facility. Some work completed prior to 2005 season and remainder of work to occur in fall 2005.
- Aquatic Park – Enhance and enlarge outstanding public swimming pool to construct a new and larger family friendly venue. Construction work will be bid on August 11, 2005.
- New Bandshell – A new and larger venue for live performances and events. New design to be approved by citizens committee in fall with construction documents to follow.
- RV Park – Enhancement and enlargement of destination for campers and visitors will be constructed in 2006 construction season.
- Skateboard Park – New facility built and completed in 2005 and in use by community.



Clinton Place Community Development Plan

Ongoing Projects in the Clinton Place

Allied Steel Redevelopment

This \$14,000,000 environmental clean up project will be completed in the spring of 2006. This EPA supervised clean up of a former coal gasification plant adjacent to the park will resume in the fall/winter of 2005.

- For the first time in over 100 years, the 7.7-acre site adjacent to 63-acre River View Park will be a public space.
- When completed, site will function as an expanded Riverview Park.



Circle Indicates Allied Steel Project Area

Ongoing Projects in the Clinton Place

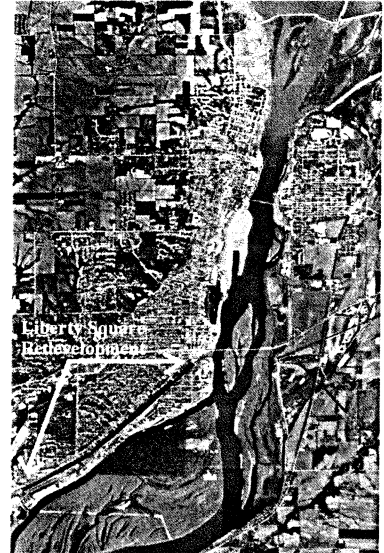
Liberty Square Redevelopment

This \$52,000,000 community improvement project is adjacent to the Clinton Great Places project area and is ready to go.

\$13,500,000 of federal funds was approved on August 10, 2005. Only remaining step is for final construction bid documents to be finalized so that property acquisition and construction work can begin.

This is an award winning brownfield renewal project that provides an excellent alternative to urban sprawl and reinforces other investments recently made.

- Creates a southern cap to the entire twelve-mile border of Clinton.
- Environmental clean up of several properties
- Construction of new transportation system improving safety creating suitable locations for non-sprawl economic development.
- Will connect revitalized Lincolnway with revitalize downtown.



Ongoing Projects in the Clinton Place

Cultural & Entertainment District

Adjacent to the Clinton Great Place project, the downtown district will encourage the arts and cultural development in Clinton. In addition, leaders of the Clinton place are leading work to ensure that the Clinton area's multicultural population & heritage is an integral part of Clinton's future.

- Approve application of downtown Clinton as a certified cultural & entertainment district. Application submitted on 8.23.05.
- Leverage downtown improvements and locally funded building façade grants.
- The Lyons Historical District will submit application as a certified cultural & entertainment district in 2006.
- Begin a taskforce to organize ethnic festivals and events that celebrate Clinton's diverse heritage.
- Support Clinton Diversity Team's work to help the community be a warm and welcoming environment for all groups within our population.

Potential State Agency Participation

Iowa Department of Transportation

- Approval to use air space over the north and south bridge for the construction of “Welcome to Clinton – An Iowa Great Place” arches
- Priority for an upgrade of the road in the north end of Eagle Point Park for the upgrade of the existing road
- Trail upgrade to support public beach
- Provide non-federal match to the federal funds received for Mississippi River Trail extension using Trail Enhancement Funds.
- Regional Planning Alliance support for trail extension
- National Recreational Trails Fund – state assistance to apply for fund to construct/maintain additional recreational trails
- Assist/joint applicant status with Clinton to Bikes Belong Coalition Ltd. This entity seeks to give money to enhance trails receiving federal transportation funds.
- Assist/joint applicant status with Clinton to Iowa natural Heritage Foundation for Land Acquisition and Trail Development funds.
- Approval from aviation division, if needed, for construction of 200 foot tall signature feature Lighthouse/Observation Tower in Eagle Point Park.

Iowa Department of Natural Resources

- Technical and financial support to enhance Eagle Point Park (RV park pads, tent sites, etc.)
- Technical support and permit approval for public beach in Joyce/Willow island area
- Technical support and permit approval for reconstruction of 1,000 steps at Eagle Point Park.
- Land and Water Conversation Fund support to acquire land and facilities needed to implement Iowa Great Places vision
- Approve Marine Fuel Tax application of Clinton to improve recreational facilities in project area and increase access to the river.
- Technical support with Army Corps of Engineer study currently underway in Joyce Slough area
- REAP program for park expansion and multi-purpose recreation development
- Water Recreation Access Cost-Share Program – help construct structures to enhance use by the public
- Assist/joint applicant status with Clinton to US Fish & Wildlife Service Wildlife Conservation & Appreciation program for trail development

Iowa Department of Economic Development

- Use of Community Development Block Grant funds for project development

Potential State Agency Participation - Continued

Iowa Department of Health

- Approval of Clinton application for Harkin Wellness Grant funding to address new land use of the area currently used by the scrap yard in South Bridge area.
- Assist/joint applicant status with Clinton to Center for Disease Control & Prevention STEPS program for funds to encourage healthy lifestyles in Clinton with improved multi-station exercise area in South Bridge area of Clinton Great Place.

Iowa Department of Education

- Programming support for Sawmill Heritage Experience

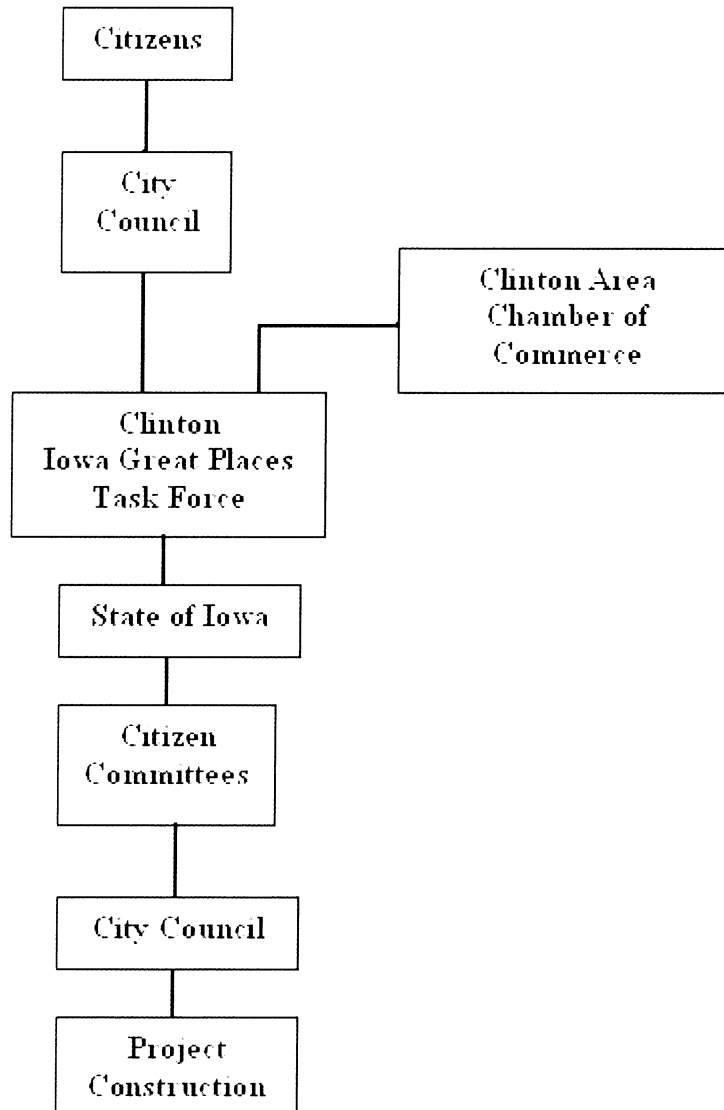
Historical Society

- Approval of Cultural & Entertainment District application(s) filed in the areas connected to Clinton's project
- Support from Historic Resource Development Program

Iowa Department of Cultural Affairs

- Financial and technical support for Clinton Sawmill Heritage Experience
- Active support and participation to approach Joyce Foundation and other sources for financial assistance for Clinton Sawmill Heritage Experience

*Clinton Iowa Great Places
Stakeholder Implementation Chart*



In Clinton, an inclusive process based on heavy citizen involvement, will be used to implement the Clinton Great Places initiative. Citizens provide input to decision makers from the City Council. The City, working with the Chamber of Commerce, will empower the task force to move ahead. The State of Iowa will partner with Clinton on the project. As detailed implementation moves forward, additional citizen committees will provide specific input. The City will be the ultimate project owner so they will review and approve final details before project construction begins.

Strategic Plan for the City of Clinton 2019-2024

Dimension 1: A Unique Sense of Place

An Iowa Great Place possesses a sense of place that values historical roots while embracing a shared vision which welcomes, includes and involves both natives and newcomers and promotes itself as a great place.

Clinton's sense of place is boldly defined by its location along the Mississippi River. It is proudly a river town in every sense of the word, as its past, present and future is tied inextricably to the mighty waters of America's river.

The river represents our history. The old saying is that much of Clinton was built on sawdust from the many lumber mills that couldn't have been built anywhere else but along the banks of the Mississippi. These mills made millionaires of many while also giving the middle class a place to work and materials to build homes that stand today.

Once the lumber industry vanished, the railroad came to take its place. The historic railroad bridge that allowed goods from Chicago to make their way west into Iowa and beyond was succeeded by a swing span bridge that Clinton residents encounter on almost a daily basis. It is not just a testament to the engineers that designed it and the brave men who built it, but also a reminder that we are uniquely positioned with this river and rail access, making the Clinton area an important point on the map of many cargo firms.

The river also is our present. Hundreds of Clinton residents own boats for fishing and recreation purposes. Still more enjoy activities like walking or biking our riverfront Discovery Trail, catching a play on the Clinton Area Showboat Theatre, taking a free cruise on the Mississippi Belle II riverboat casino or watching our own Clinton LumberKings at the riverside Alliant Energy Field.

The widest point of the entire Mississippi River is located next to Eagle Point Park and draws many people every year. Clinton is the eastern most community in Iowa with quick and easy access to the millions of Chicago area residents.

The river is our future, as we complete plans for improvements to the showboat, baseball stadium, Riverview Park and pool and Clinton marina, all of which are designed to serve both our permanent population and also to attract new visitors to Clinton. Like other communities, we have welcome signs on our entrance highways, but we also have a unique opportunity to use our riverfront (and our crown jewel of Eagle Point Park, the best place to see the Upper Mississippi) to promote and define our community.

Dimension 2: Engaging Experiences

An Iowa Great Place provides and supports authentic, credible and varied opportunities for individual and community expression, interaction and common experiences.

A wide variety of community-based volunteer-driven organizations, plus several professionally staffed organizations, flourish in Clinton. Together, they create a location for people to become involved – and have impact on the community, Iowa and the world.

Opportunities in the Clinton place come from a variety of groups and a person will not lack for ways to interact with others and to grow.

For example, the Gateway Contemporary Ballet Company or the Clinton Symphony Orchestra or the Summer Stock Theater (located in a dry-docked towboat) are all professional art and cultural organizations that provide engaging experiences for Clinton area residents. Many lives are enriched through these and other similar organizations.

It is no exaggeration to state that dozens of opportunities exist for a very wide variety of physical and recreational experiences – many are in venues that are special and unique because of the Clinton proximity to the Mississippi River.

Many lifelong learning options are available via public and private education. Classroom and technology-based learning are both available in Clinton for those completing high school, receiving training at Clinton Community College and for people seeking a bachelor's or master's degree at Ashford University.

Charitable and non-profit organizations and a diversity of faith centers provide many ways for people to have a positive experience in Clinton through giving of themselves to others. Experiences are as varied as the organizations – and they frequently stretch participants beyond their comfort zones. For example, over two dozen chamber of commerce members recently remodeled the homes of four residents who were elderly, low income and mobility impaired.

And then there is the experience of simply having fun. Family and individual based opportunities abound. Whether as an involved volunteer or just as an attendee wanting to have fun, the Clinton area has events as varied as Iowa's largest Fourth of July festival in Iowa, small neighborhood craft shows, professional Class A minor league baseball, boating, helping dozens of hot air balloons rise from the riverfront, participating in a re-enactment of a Civil War battle and ice skating in the winter.

Dimension 3: A Rich & Diverse Social Fabric

An Iowa Great Place promotes and encourages social interaction—formal and informal—throughout the community or place, with equal opportunity for all people to participate.

The Clinton project creates a place for all ages, interests, ethnic backgrounds, people with and without physical/mental limitations and or challenges. We will create a flavor for what Clinton has as well as invite others to share the cultures they bring. We will do this by having culture fairs, festivals and entertaining events through the arts, specific culinary types, music, etc.

There are too many formal groups and structures in which people are brought together in Clinton to list. Several dozen formalized organizations exist. In addition, the list of informal gathering places is long. The list contains various parks, public facilities, social clubs, secondary and post-secondary education institutions, an arboretum, a free health clinic facilitated by a homeless shelter, the YMCA and the YWCA, a variety of churches and many restaurants, along with many other places in Clinton.

Newcomers are connected to the community by the Gateway Greetings organization. This entity obtains referrals of new residents then follows up with a packet of information and promotional discounts on services and products. Newcomers are made aware of places to be involved and follow up occurs to ensure inclusion in Clinton.

Diversity is valued in Clinton even though our place is 93.9 percent Caucasian. Our three-term Mayor and our Chief of Police are both African-Americans. A Schleswig/Holstein group consisting of over 100 people organizes a collective event that celebrates their German ties to that region of Germany. Fulton, located just across the river, celebrates its heritage with “Dutch Days” every summer.

In the past several years, an annual multi-church picnic has rapidly grown. The event was originally a gathering of 2 churches has grown bigger ever year with a variety of churches now socializing together. The churches include Protestant churches of different denominations and Catholic parishes, along with worship centers that are heavily African-American.

Clinton has made changes to accommodate the special needs of individuals and therefore we value our community as well as the people who live in and visit Clinton. Several public facilities have been designed specifically for those who are mobility impaired and several existing events and venues have made special accommodations for this population. For example, a new \$75,000 fishing pier was constructed on the riverfront and was specifically designed for those who are mobility impaired. Structural and equipment upgrades have been made to the venue of Clinton’s professional summer stock theater.

Dimension 3: A Rich & Diverse Social Fabric - Continued

Formal and informal organizations exist targeting senior citizens in order to provide them the services and products available to meet their unique needs.

Two former school board members have begun a group called **Clinton Diversity Appreciation Team**. The ideology is to help the community be a warm and welcoming environment for all groups within our population. Groups defined by race, ethnic background, religion, social economic status, age, and people with special needs.

The Clinton Great Places task force surveyed high schools students, co-workers, family and general public with questions regarding this proposal. Presentations have been made to the City Council, multiple service clubs and local legislators to gain input. A public input session was conducted in late August.

As is the case in Clinton, consensus guided the process of making decisions. The approach of gaining the input of everyone's ideas, and then coming together with a final decision, has been successful in Clinton – and was the approach used in this proposal.

When Clinton received Vision Iowa funding, a formal process was established to funnel ideas, prioritize plans, and to make final decisions. The Clinton Great Places implementation chart (see page 13) modifies this successful approach used to secure citizen input for the Clinton Vision Iowa project.

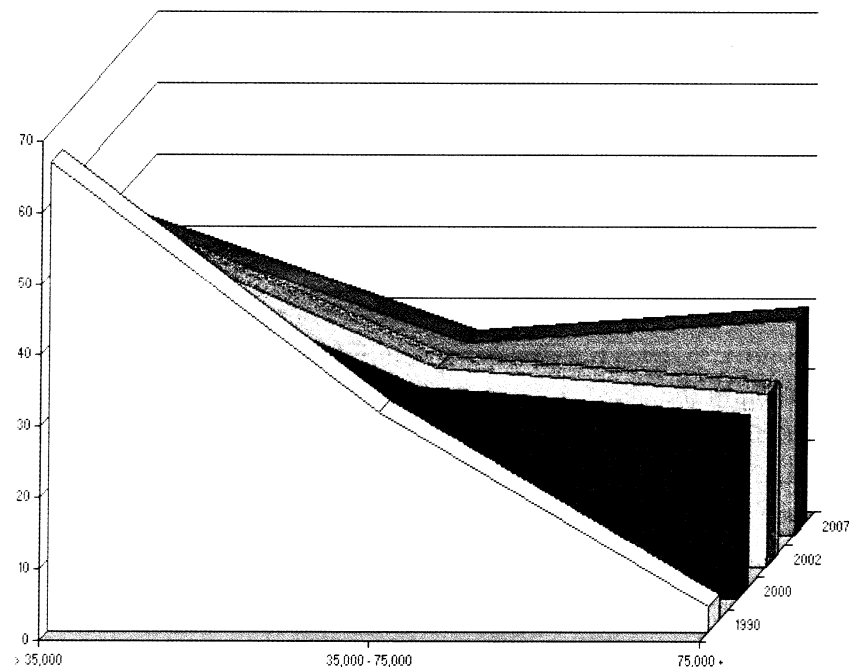
The social fabric in the Clinton place is changing. New single-family housing, targeting middle-income young families with small children, is at the highest level in 34 years. One entire subdivision was built almost exclusively for this age/income/family demographic. Lot sales will begin in October 2005 in a new housing subdivision that targets residents in the 80 to 110 percent of median income price range. Downtown is enjoying a renewal with the addition of 51 apartments – many which provide quality housing for seniors.

Each major age demographic group can point to a Vision Iowa construction project that will appeal to their particular age group. Likewise, the Clinton Iowa Great Places proposal will have broad appeal across age groups. The retail mix in Clinton has changed with the opening of new stores that target the more affluent shopper than would have been the case in Clinton fifteen or twenty years ago.

When school begins in the fall of 2007, the oldest elementary school building in the city will be two that opened in 1999. These projects have led to increased neighborhood pride and investment in homes, a drop in truancy and crime and an increase in academic performance in every part of the city.

Dimension 3: A Rich & Diverse Social Fabric - Continued

Income levels are rising and national site selection consultants are projecting significant income growth and prosperity for Clinton residents. The chart below shows income levels over a 17-year period. Yellow is 1990, Blue is 2000, Orange is 2002 and Green is official state projections for 2007. Since 1990, there has been a significant shift toward higher-income households. The percent of people in 1990 with lower wages was much higher than the current percent and the percent of people that are projected in 2007.



Past & Future Clinton Income Levels
1990 - 2007

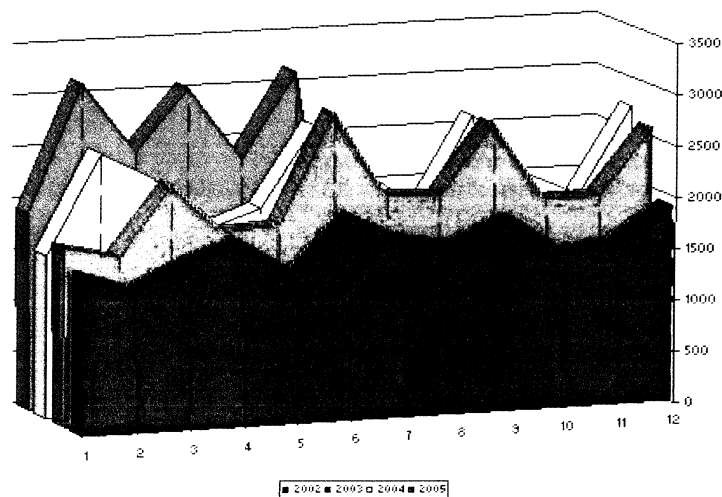
Dimension 4: A Vital, Creative Economy

An Iowa Great Place contains a balanced, growing, transformative mix of rewarding jobs and sustaining capital.

The Clinton place has a wide variety of employment opportunities. The regional heritage is in manufacturing but the laborshed has expanded, evolved and diversified in the last decade – jobs in the distribution/warehousing industry have grown significantly. The Clinton laborshed now spreads to two counties in Iowa and two counties in Illinois. Retail, service, and professional employment have increased.

As a result of this laborshed expansion, the local economy has a much broader mix of employers – the area is less dependent on one or two major employers than in the past. The International Paper plant in Clinton closed four years ago. If it had closed a dozen years ago, it would have devastated the economy. However, job growth and the increasing vitality of the Clinton economy allowed things to move ahead despite the loss of those particular jobs. Residential development has surged despite the loss of one large factory – in the past, it would have slowed construction and depressed prices.

Clinton has reversed a decades old pattern of retail dollars leaking away from the economy. The green in the chart shows that 2005 retail growth is strong compared to previous years and up significantly from 2002 (the blue). The more the Clinton economy has diversified; the more it has been able to withstand negative economic news. The number of retail jobs has grown significantly in the last five years.



Clinton Retail Sales Trends 2002-2005

Construction jobs have increased in the economy. Single-family home construction is at its highest four-year level since the 1970s. The current ADM construction project (investment is in excess of \$500 million) is adding a large amount of construction work keeping every contractor very busy.

Dimension 4: A Vital, Creative Economy - Continued

Unemployment rates, compared to the rest of the state, have improved over the last several years. Clinton historically owned one of the highest unemployment rates in the state. Clinton doesn't hold one of the lowest rates in Iowa – but it is no longer regularly the highest. In the early 1990's unemployment in Clinton was frequently 2.5 percent to nearly 3 percent higher than the state average. However, in the last year, Clinton's unemployment percentage has been about 1 percent to 1.5 percent more than the state average.

The Clinton place has heavily invested in transportation system improvements. The following projects have recently been completed and/or are on the horizon. The listed investment is for the road construction portion of these various projects:

Hy-Vee development area - \$8,000,000	Mill Creek Parkway \$13,800,000
US Highway 30/67 Phase 1 - \$12,500,000	US Highway 30/67 Phase 2 - \$33,000,000,
19 th Avenue North. - \$6,500,000	Downtown Clinton - \$2,500,000
River Recreational Trail - \$5,000,000	

The Clinton place is alive with various efforts to support business development. An excellent example is the Lyons Business & Technology Park.



lyonsbusinesstechnologypark

The City of Clinton has an established goal of creating new jobs in the commercial, light industrial and office sectors. The park is developed by the non-profit Clinton Business Park Development Corporation, a joint project of the Clinton Area Development Corporation and the Clinton Area Chamber of Commerce. The corporation owns 108 acres of land in northwest Clinton and has completed the infrastructure development of the first phase. The park is located in a State of Iowa Enterprise Zone, so those incentives apply for qualified businesses.

With the infrastructure construction now complete, marketing of the Lyons Business & Technology Park has begun in earnest. Construction of a speculative office building began in the park in the summer of 2005.

Dimension 4: A Vital, Creative Economy - Continued

In 2005, Clinton became the home office of a new entrepreneur – Ashford University. Ashford is a privately owned, for-profit university that is fully accredited by the North Central Accreditation body. Bachelor's and Master's Degrees are available in a variety of disciplines. The university is owned and managed by several people with vast experience with the University of Phoenix – the national leader in for-profit degree granting schools.

In the last 20 months, several factories (Rock-Tenn, Lamson & Sessions, Sethness, Nestle-Purina, Dairy-Pak, ADM) have all added jobs and investment. Several of these expansions occurred because of decisions to relocate jobs from elsewhere in the nation to Clinton. Nineteen miles east of Clinton, construction of a million square foot distribution center is nearly finished and it will employ many people in the laborshed.

The community supported Clinton's Vision Iowa project by raising a total of \$3,200,000 in about three months. A diverse variety of residents, businesses and governments contributed to the project known as "Things to Do With a River View." The total project cost was \$22,400,000.

Clinton has enjoyed strong tourism growth – in advance of Vision Iowa related enhancements coming on line, which should increase these growth trends even more. The Clinton Iowa Great Places initiative will fuel even more growth in this part of the economy. In the last quarter reported, Clinton had an 25 percent increase in tourism activity over the same period a year ago. This compares to a 4 percent increase for the State of Iowa during the same time period. Neighboring tourism markets dropped by more than 4 percent during the same time period.

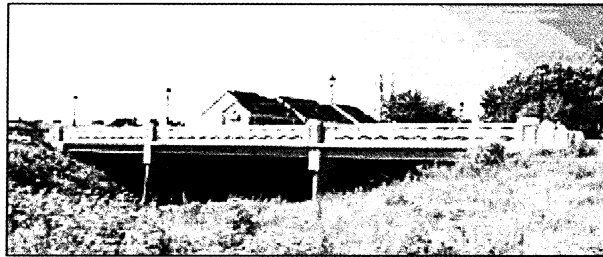
In 2005, many Clinton businesses chose to invest in the development of a vital economy by participating in the Quality Jobs 4A Strong Future initiative. This programming will make several changes in the Clinton Area Development Corporation and the Clinton Area Chamber of Commerce. A campaign goal of \$2,100,000 was established and a stretch goal of \$2,400,000 was set. Initiative leaders are projecting a total of approximately \$2,600,000 of support to be secured. New and additional staff will be hired for both the development corporation and for the chamber. The Chamber and Development Corporation are going to move into a common location in early 2006. The location is in the Clinton Great Places project area. They will locate in the first floor of a building that will be undergoing a \$2,480,000 redevelopment project, starting in September 2005. The redevelopment is made possible because of a low income tax credit, awarded by the Iowa Finance Authority. This is the third affordable housing project to occur in Clinton with Iowa Finance Authority support in four years. Over \$300,000 will be spent on the ground floor of the building in addition to the \$2,480,000 being invested in the development of affordable housing on the upper floors.

Dimension 5: A Pleasing Environment

An Iowa Great Place offers clean, healthy and accessible natural and built environments that enhance the quality of life.

The Mississippi River is basis of what defines the Clinton place. The river lies north, east and south of Clinton. A 63-acre park with green space and a 12-mile riverfront brings the river to the heart of the city. The path of the river directed the layout and design of the city.

Each of the streetscapes, residential and business districts connect to the river and the heritage of the community. The downtown and Lyons historical business district allow shoppers, travelers and residents quick access to the Mississippi River. When the Lincolnway road construction project was done on the southwest end of Clinton, “wave walls” were constructed to reinforce the city’s connection to the river.



The largest private sector employer (ADM) in our place is currently spending more than \$500,000,000 to address environmental quality issues and to modernize its facility. Major upgrades to its entirely new power plant also will have a positive impact on the environment.

The city has identified as a priority the need to completely separate storm and sanitary sewer systems and to build a new sewer treatment plant in order to be great stewards of the environment. The council has adjusted rates to provide money to move forward with many system improvements. In late August 2005, the city authorized construction to begin on a sewer separation project that will help address this environmental issue in the Liberty Square project adjacent to the Clinton Great Place project.

Another major employer, Lyondell Chemical, manufactures the raw material used to make many plastic products. The company has an award-winning initiative that addresses environmental quality with a program called Operational Excellent. OE is the process and culture used by Lyondell to achieve the continuous improvement and performance needed to meet business goals while ensuring that operations are performed in a safe and environmentally sound manner. The framework for OE is a set of robust performance standards and a rigorous audit system to ensure that all aspects of the operations, including the environmental management systems, are strong and performing as intended.

Dimension 5: A Pleasing Environment - Continued

This major Clinton employer leads by example because it knows that the more reliable its plant, the less likely they are to have environmental issues and the more efficient their operation, lesser amounts of raw materials and energy are needed and lesser amounts of waste are generated.

The former Allied Steel factory site is adjacent to Riverview Park. Community leaders worked with the EPA and the property owners to remove contaminated soil from the site. This project is currently underway and the current projected budget is in excess of \$9,000,000. When completed, it will result in more green space in the park next to the river.

The land use plan and street design plan for the proposed redevelopment of the Liberty Square area contains several aesthetic elements and places for informal gathering and social interaction.

Because the entire community is supportive of doing more than just resurfacing a new street, street furniture was added to the project when the main downtown shopping location was completely rebuilt in 2001 and 2002.

The public has made clear that it wants and values public art and streetscape elements like those found in the Lincolnway district on the west end of Clinton when the Liberty Square project is constructed. When Congressman Jim Leach represented the Clinton area he commented on the aesthetic enhancements made in that project saying “Clinton built it better than it had to!”

Organized efforts exist to develop and maintain our pleasing environments. Three examples are:

- Operation Pride – This group applauds those who work to improve the environment and supports initiatives that beautify the Clinton place.
- An active Trees Forever chapter – This group is particularly active and has done several projects that involve tree and vegetation planting in the area – including in the Clinton Great Places project area. Clinton is a Tree City USA community.
- Clinton Community College and the Clinton County Conservation Board – Both collaborate and conduct education outreach including a very popular “Eco-Cruise” which takes a boat out onto the river, giving residents a close up look at the environment.

When decisions are made about the design of both natural and built environments, the city council and the county board receive extensive upfront interaction with citizen groups and community activists. This is followed by public hearings and input from affected parties.

Dimension 5: A Pleasing Environment - Continued

The most significant change in the Clinton place's natural and/or built environments over the past 3-5 years are the changes coming as the Vision Iowa project becomes reality. The project is centered on our natural place adjacent to the river.

Walking trails that are mobility accessible are extensive along the riverfront of the city. One of the main benefits of the flood levee is that the entire community can always enjoy the river. Even during high water, people can still enjoy the park next to the river and walk on the flood levee to see the river.

Dimension 6 - A Strong Foundation

An Iowa Great Place contains infrastructure that is available, accessible and responsive to *everyone*—the entire social fabric.

Clinton has realized that the building block for progress, growth and a stronger economy is the physical infrastructure of the community. As this realization has become action, evidence abounds that the transportation system has been developed with an inclusive approach for users. As noted previously in this document, the community has made major upgrades to its transportation system.

Developing a transportation system plan has been done with an emphasis on cooperation and regional planning. A very broad range of Camanche and Fulton community representatives were recruited to actively participate with Clinton representatives in the development of a Clinton regional transportation system plan.

An Organizational Plan and Comprehensive Plan Development was prepared for the Liberty Square Area in Clinton dated September 2002. The objective of the plan was to create a model for sustainable economic redevelopment of the Liberty Square area. The plan included creation of design guidelines, conceptual development scenarios, a strategy for investment and funding opportunities, and recommendations for implementation.

A Multimodal Study was completed in March 2004 for the purpose of identifying, evaluating, and prioritizing long-range transportation needs for the two-state Clinton, Iowa/Fulton, Illinois regional area. The study evaluated the benefits and costs for a range of Mississippi River crossing strategies to address forecasted year 2030 highway, river navigation, and railroad traffic.

A Major Investment Study of the transportation systems in the Clinton/Fulton urban-regional area is presently underway. The objective of this study is to identify, evaluate and prioritize a range of transportation improvements including Mississippi River crossings needed to support the future growth and development in the two-state urban-regional area. This involves completion of a year 2030 long-range multimodal transportation plan and transportation improvement plan for a 25-year implementation period.

Dimension 6 - A Strong Foundation - Continued

Approximately \$70,000 has already been invested in a comprehensive “wayfinding” program to welcome people and assist them in moving through Clinton. The entire project has a budget over \$110,000 and will divide Clinton into five zones, each with a different color. Seventy-two of the planned 110 signs have been placed throughout the city, with the support and cooperation of the Iowa Department of Transportation. This infrastructure will help implement the Clinton Great Places project as soon as possible.



Example of Wayfinding Sign

An important part of the Clinton foundation is safe and affordable housing for everyone. The percentage of home ownership is higher in Clinton than the statewide average. The housing mix is changing, with more safe and affordable housing being developed. In 2004, approximately 80 residential lots were acquired as part of the ADM expansion. These homes tended to be owned by those with lower and more moderate incomes. These homeowners found themselves with equity substantially in excess of the value of the home. They were able to use the funds to purchase safer and better housing. Across Clinton, the ADM expansion led to increasing home values and a raised standard of living for many residents.

In October 2005, a new housing subdivision will debut. The developer is a non-profit organization affiliate of the Clinton Area Chamber of Commerce. The project is specifically aimed at buyers in the 80 to 110 percent of median income range. Excellent shovel-ready lots will be sold for less than \$10,000, allowing homeowners in this in-fill project to see more of their investment go to the home and less of their money going into the ground.

One of the elements of the Clinton Great Places proposal, North River Drive, is evidence of how the goal of a high quality of life is influencing infrastructure decisions in Clinton. The specific objective of this element is to bring people to experience the river.

Dimension 6 - A Strong Foundation - Continued

The transportation system has been designed to maintain the sanctity of the 63-acre Riverview Park that is adjacent to downtown and the river. Other communities find themselves at the will of the river and subject to flooding – however Clinton is protected from flooding because of the flood levee. Decades ago, a visionary project was constructed to include a street with panoramic views of the river. Clinton is proof that a place can have flood control and beautiful views of the river at the same time.

The Clinton Municipal Transit Authority is an effective means of providing transportation access for all – regardless of income levels. School children are able to ride a bus at no cost in order to encourage them to visit the riverfront and other points of destination in the city. In 2004, there were 269,705 rides given. This number of riders includes those using the para-transit vehicles.

In Clinton, attention and priority is given to protecting the investment that has been made in the infrastructure. Maintenance plans and records show attention is given to the upkeep of public spaces, systems and structure. Eighty percent of the current Fiscal Year street budget is for maintenance, providing approximately \$1,300,000 for this purpose. Eight percent of the park system budget is also annually prioritized in this manner, with \$535,200 being invested in the upkeep of the park system's physical infrastructure.

Dimension 7 - A Creative Culture

An Iowa Great Place displays a shared attitude of optimism that welcomes new ideas, based on a diverse and inclusive cultural mosaic.

An optimistic attitude has taken hold in Clinton. Below are the relevant portions of three recent opinion statements of The Clinton Herald editorial board. Collectively, they detail the substance behind this positive spirit.

They say a picture tells a thousand words, but we think numbers have a pretty big impact, too. Here's one for you: \$37,354,687.

That number represents the estimated value of construction activity in Clinton in 2004, according to figures from the Clinton City Planning Department. The big contributors were a new \$9 million elementary school, three \$3 million commercial buildings and three industrial projects each worth more than \$1 million, not to mention other six-figure commercial and industrial endeavors.

Clinton residents in 2004 also established a high mark for new housing permits. The city processed 47 permit applications for projects worth more than \$7 million, the most new houses in one year since 54 in 1979. The numbers also are encouraging in Fulton, Ill., and Camanche, and especially in DeWitt.

Some may wonder why there is excitement about building permit figures, preferring to read about some new company bringing 500 jobs to the area. But such headlines are few and far between, while every month there is good news coming from the city planning office. Plans are wonderful, but we get more excited about reality - moving dirt, pouring concrete, applying bricks and mortar.

Seeing so many home and businesses owners investing in the community is a true sign that things are going well. When people build a new home, it means one of two things. Either someone from out of the community has decided to make a home here, or a current resident has found the means to improve their lot in life, leaving their old home available for either a new resident or a current renter to get into ownership.

While the \$37.3 million figure is an estimate, the one thing it doesn't reflect is all of the additional spending that goes along with construction projects. A good example is Jefferson Elementary School and Home Depot. Combined, the construction of the two cost about \$12 million. But the technology, inventory and supplies push the actual investment up by as much as \$5 million.

Dimension 7 - A Creative Culture - Continued

With new homes, the permit value doesn't necessarily reflect how much people spend on new furniture, appliances or landscaping. Industrial expansion permits don't let us know about payroll from any new jobs created. As impressive as the 2004 numbers were (better than 2002 and 2003 combined), entire decades will be dwarfed in 2005 when Archer Daniels Midland files permit applications for its new South Clinton coal-fired steam and electric power generation facility.

It's all good news for Clinton, and we're happy to be able to bring it to you.

...the important thing is that now things are actually starting to happen. The skate park has been finished since late last year, and seems to be in constant use by local youths. The City Council last week encouraged those behind the baseball stadium project to move ahead, with work there likely to begin this summer and completed in time for the 2006 LumberKings season.

Other committees are meeting on all the other aspects of the project as well, many with plans to "move dirt" during the upcoming construction season. It's all very good news because of what this project will do for the Clinton riverfront. Sure, it will make Clinton a more inviting place for long-distance tourists and even people from just a few miles away.

But even more important than that is how it will improve the quality of life for those of us who already live here. The showboat will be able to accommodate more shows, the pool will offer more to local families, and boaters will enjoy the new marina because the project truly will have something for everyone.

And just in case there's anyone out there still wondering, we'd like to reiterate one very important fact: This project is going to happen. There is no way anyone can force the issue of city funding to go to the polls. The city's bonding attorney has assured everyone there will be nothing to stop the project from moving forward as planned...

This project will be more than good for the city of Clinton. We've believed it all along, and now we don't have nearly as long to wait to see the proof.

Dimension 7 - A Creative Culture - Continued

...Where were you when you heard the news?

The front page of Friday's Clinton Herald screamed some of the best news to hit the Gateway area in a long time: The federal transportation reauthorization bill included allocations of \$25.1 million for road projects in and around Clinton.

The breakdown is as follows:

- *\$13.6 million for Liberty Square.*
- *\$6.2 million for the widening of U.S. 30 in Whiteside County, Ill.*
- *\$2.1 million for the recreational trail connection between Clinton and Camanche.*
- *\$1.7 million for DeWitt's downtown improvement project.*
- *\$1.5 million for the extension of 19th Avenue North.*

That doesn't include other funds for U.S. 30 in other portions of Iowa, which will contribute to making that road a viable thoroughfare for commercial, industrial and tourism traffic between Chicago and Omaha, Neb.

The money for Clinton projects represents the single largest federal appropriation to Clinton since the flood control levee was built in the 1970s. We know not everyone is excited about road projects, but to have the federal government realize the needs of the community and to find ways to help us as a community move projects from idea to reality is a major event.

There are countless people to thank on a day like this. First and foremost is the people who make the decisions, our Senators and Representatives in Washington, D.C., as well as their staff members who are intimately familiar with the needs of our community.

Second are our community leaders who not only travel to Washington to lobby for our projects and play host when the lawmakers come here, but who do such a good job of communicating amongst each other and deciding what our top priorities should be. Presenting a well-prepared, consistent message is exactly what has brought us to this point, when hard work is rewarded with federal funds and local people are better off.

Also worth praising are people who are simply volunteers, such as those who give of their time to work for groups like the Illinois Highway Partnership and The Highway 30 Fund. It is a great reward to see the people who care so much about the future of U.S. 30 have a day to show the benefit of their labor.

Dimension 7 - A Creative Culture - Continued

And let us not forget the little people, the individual citizen. We will never know how many people took the time to e-mail people like Rep. Jim Nussle, R-Iowa, or Sen. Dick Durbin, D-Ill., and say something like "Hey, I live in Clinton, and I think this Liberty Square thing is really important," or "I live in Morrison, Ill., and we need to fix U.S. 30 to help us get some more jobs around here."
There are so many parts to the equation that it's tough to recognize everyone.

But know this: July 29, 2005, will stand as a banner day in the history of Clinton. We are on the map, our voices have been heard, and the squeaky wheel is getting greased.

Let us not rest on this one accomplishment, but rather take pride in knowing that we've figured out how to make things happen and will continue to work ever harder in the future

Several things are evidential of the changed and improved mindset that has taken hold in Clinton. In August 2005, the Iowa Main Street office of the Iowa Department of Economic Development conducted its annual Downtown Summit in Clinton. According to the director of the Iowa Main Street office, Clinton was chosen to host the conference almost solely because of "the enthusiasm and positive spirit of Clinton." It is not an exaggeration to say that just a handful of years ago the words "enthusiasm and positive" were not words to be associated with Clinton.

Michael Gartner, Chair of the Iowa Board of Regents and former Chair of the Vision Iowa board, was recently quoted talking about the change in Clinton. Gartner said: "Clinton is an amazing story. About every bad thing that can happen to a town happened there. Now look at the transformation". This change would not have occurred without a new optimistic culture of progressively working together.

Clinton City Government leaders and the Chamber of Commerce have embraced and encouraged a new resident of the community working on a project that will support creative residents and visitors. This new resident is leading a broad based group to develop a plan for a community-based non-profit organization to implement a wireless Internet service for Clinton.

The development of affordable downtown housing has changed the nature of the central city area of Clinton. More owner-operator stores are open, several woman and minority owned businesses are thriving. (In the last several months a Hispanic-owned business has opened downtown and multiple businesses owned by African-Americans have opened).

Dimension 7 - A Creative Culture - Continued

In years past, the lack of a private sector developer for an office park would have meant that nothing was done to attract new business investment that would locate in that environment. However, in the last three to five years, residents now have a proactive attitude to solve this problem. The resulting Clinton Business Park Development Corporation (detailed on page 20 of this document) embodies a creative approach to solving this problem.

The next few years are encouraging for Clinton because of the coming increase in young adults. The market for more family-focused amenities will improve. According to national site selection consultant projections, the percentage of residents between the ages of 17 and 35 will increase in Clinton from 24.3 percent to 26.4 percent.

Clinton County Parks and Recreation
 Capital Construction Program
 2010-2011

Budget Summary

South Bridge Area

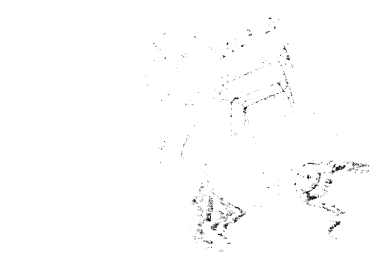
Support toward land acquisition	\$ 545,000
Scrap Yard Clean Up	\$ 75,000
Healthy Living Exercise Area	\$ 86,540
	\$ 706,540

Clinton Welcome Arch	\$ 1,250,000
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Clinton Sawmill Heritage Experience

Sawmill Heritage Experience	\$25,122,000
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North River Drive & Lyons Historical District

North River Drive Support Secured:	\$ 3,000,000
Total North River Drive Price:	\$ 6,692,300

Clinton Welcome Arch	\$ 1,250,000
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Joyce & Willow Island

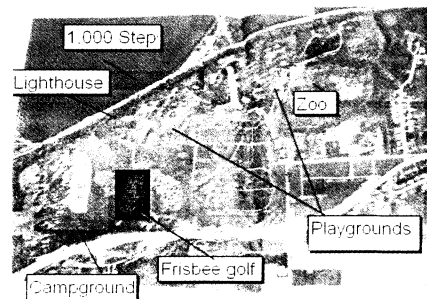
Public Beach Area incld. boardwalk	\$ 1,695,000
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Eagle Point Park

Lighthouse Observation Tower	\$ 4,883,200
1,000 Steps	\$ 650,000
Campground Development	\$ 756,875
Other Amenities	\$ 336,000

Total Project Cost	\$43,341,915
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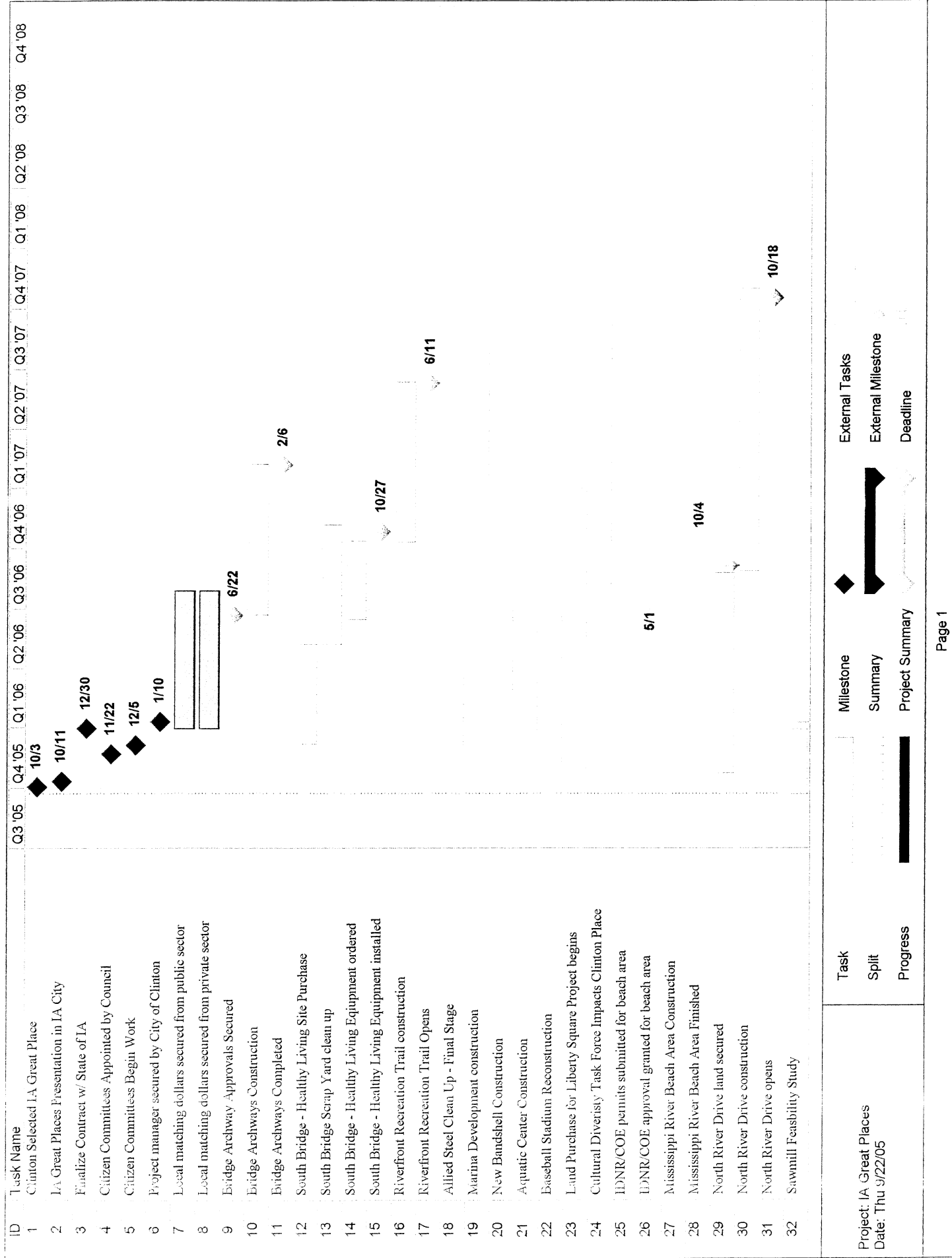
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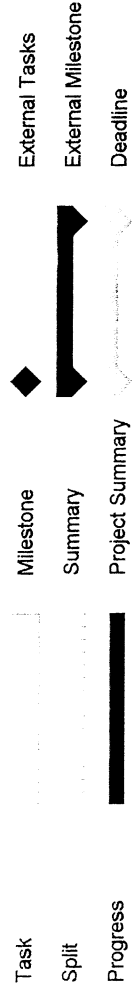
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Project: IA Great Places
Date: Thu 9/22/05



ID	Task Name	Q3 '05	Q4 '05	Q1 '06	Q2 '06	Q3 '06	Q4 '06	Q1 '07	Q2 '07	Q3 '07	Q4 '07	Q1 '08	Q2 '08	Q3 '08	Q4 '08
33	State work with Clinton to apply to foundations														
34	Sawmill land site finalized					6/30									
35	Sawmill site approved by COE					6/30									
36	Sawmill final building concept & final building design														
37	Sawmill - exhibit design & staff hired														
38	Sawmill site infrastructure construction														
39	Sawmill building construction														
40	Sawmill building opens														
41	Eagle Point Campground Construction														
42	Eagle Point Campground Opens								5/1						8/1
43	Lighthouse Observation Tower Design Engineering														
44	Lighthouse Observation Tower Construction														
45	Lighthouse Observation Tower Opens														
46	Frisbee golf course site selection														
47	Golf Course equip ordered														
48	Golf Course open					2/6									
49	Eagle Point Play Equipment installed														
50	Eagle Point Splash Play installed					5/26									
51	Camping Area Entrance construction														
52	Camping Area Staff hired														
53	Eagle Point Camping area open														
54	Eagle Point Nature Center Open														
55	1,000 Steps Engineering & Design Study														
56	1,000 Steps Construction														
57	1,000 Steps open														

Project: IA Great Places Date: Thu 9/22/05	Task	Milestone	External Tasks
	Split	Summary	External Milestone
	Progress	Project Summary	Deadline
Page 2			

